



ASSOCIATION NEWSLETTER

January 4, 2013

ANNUAL MEETING SCHEDULED; PROXY ENCLOSED; PLEASE SIGN & RETURN

As you know, the Annual Membership Meeting is scheduled for **January 10, 2013, at 6PM, at the Goleta Valley Center**. Please mark your calendar and plan to attend. Another copy of the formal notice is enclosed. Even if you plan to attend the Meeting, please promptly complete the lower portion (proxy) and return it to the Association. At the Meeting, your presence will cancel your proxy. It is important that you return the proxy so that the Association can have a quorum. There will be 2 positions (currently occupied by Chris Hall and Joe Mora) on the board that will be available. Each term is for 2 years. If you are interested on serving on the Board, at the Meeting, please have someone nominate you or you may nominate yourself. At this time, the Association is short about 20+ proxies. If you have already returned your proxy, thank you and please ignore this reminder.

BUDGET ENCLOSED; NO CHANGE IN 2013 ASSOC FEE

Enclosed is your copy of the 2013 Budget with "actual" year-end figures. As you can see, the Budget calls for the 2013 monthly fee to remain at:

\$380.00

If you would like to sign up for the auto pay program, a free service that debits your checking account to pay your monthly assessment, please call the number below.

FLAT WORK OUT BENCH MISSING FROM EXERCISE ROOM

The flat bench that is in the Exercise Room has suddenly disappeared. If you have "borrowed" it, please promptly return it. Otherwise, the Association will have to start putting chains on the equipment. Thank you.

GARDENER EXPRESSED DEEP GRATITUDE FOR X-MAS GIFT

Thank you to the 25+ or so owners/residents that sent in checks for the gardener, Jose Soto. He was deeply touched by your generosity. Thank you again for your kindness.

FOOD LEFT OUTSIDE ATTRACTING UNWANTED ANIMALS

As a reminder, if you have a pet, please refrain from leaving food outside. It will attract rodents, skunks, raccoons, opossums, insects, etc.

A few units have reported that they have found rodents inside their units. If you do have them in your unit, you may want to set some traps throughout. Rodents will try to eat almost anything left out on counters or items left in drawers (tea bags, even toothpaste and soap). The best way to find their access points is to pull out your kitchen and bathroom drawers also look behind appliances, check the walls for any holes they might get through. If you see an opening that needs patching (steel wool mixed with caulking compound makes a good plug) you may want to secure some wire mesh over the area (they don't like chewing on wire). Make sure the holes in the wire mesh are small enough so the rodents can't get through, they

can slip through a crack that a pencil will fit into (seal any openings larger than 1/4 inch).

A suggestion to keeping rodents and insects (cockroaches) at bay, do not leave any food out on the counters or greasy pans out at night and keep food out of drawers or off the top of your refrigerator, rodents are excellent climbers and can run up any rough vertical surface.

If you hear them inside the walls, unfortunately, there is not much that can be done. The Association would be happy to send a pest control company to seal the outside of the building but there is no guarantee that your building will be rodent proof. Some rodents come from the underneath crawl space, jump on the roof from nearby trees, or come in through an open door.

For the last several months, the Association has bait boxes left around the buildings to deal with the rodent issue. While it may be impossible to totally eradicate all the rodents, with your help, the Association can keep the rodent population down a minimum. Some practical ways include properly discarding foods, keep the trash dumpster lids close, not throwing foods in the creek bed, etc. Thank you.

ANT PROBLEM? CHEMICAL-FREE SOLUTION SUGGESTED

It is apparent that some homes are having an issue with ants indoors. Probably due to the rain and cold weather. Personally, I have lived here 12 years and this is the first time ever having to wage an ant war. If you're looking for a chemical-free solution, here is what worked for us: vinegar, black pepper and a vacuum.

Fill a clean spray bottle with white vinegar slightly diluted. Vacuum the ants up and spray the vinegar at the site they are entering the house and along their marching path (the vinegar kills them). Let the vinegar dry somewhat then sprinkle black pepper at the entry site and along the marching path (they hate pepper). Also use the vinegar to wipe down counters or cupboards where there are ants. This may need to be repeated a few times. Keep the pepper out (I kept it along the back of

my kitchen counter top edges and floorboards). Ants are also averse to cloves. Sprinkle these strategically (drawers, etc.).

Next step is critical to stopping the intrusion! Clean up any food crumbs anywhere. Wipe counters with vinegar. All food items should be ant-proofed with plastic zip bags or sealed food containers, or put in the fridge. Watch your garbage can; keep it clean, sealed or emptied each night. They mostly go after sugary things (fruit included).

Ants may linger for a few days but once they realize there is no food they send out the all-ants alert that there is nothing to eat and they will go away. Be patient, giving the ants time to figure it out, and be vigilant with the cleaning routine.

(Many thanks to Board Member, Lisa Schon, for this suggestion).

EXTERIOR PAINTING IN PROGRESS

The painting of the exterior of the buildings is progressing. The painters are working around Bldg 7620. The painting contractor, Affordable Painting, 966-9951, will continue to distribute notices to applicable building residents as they move from one building to the next.

As a reminder, if your lattice enclosure is in bad condition, please consider removing it all together. Should you wish to replace it, you will need to ask for permission from the Board. Please put your request in writing. Furthermore, the balconies and decks must be clear for the painters to paint the building. No excessive storage allowed. Please remove items on the deck and anything that is attached to any part of the building. Front door area must be clear. The painters need access and space to properly work. Thank you in advance for your patience and cooperation.

DEHUMIDIFIER SUGGESTED

As the sun gets lower in the horizon and the days are shorter, for all those who live in the lower units with less sunlight, you want to consider getting a dehumidifier to extract moisture from the air in you unit. In addition,

when not home, to minimize the musty smell, you should consider having a fan and light on. While at home, you may want to leave a window or slider open for fresh air circulation.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

The civil code requires that if you have new phone numbers, tenants, or e-mail/mailling address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with

lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for January 10, 2013, at 6PMish, at the Goleta Valley Community Center, (5679 Hollister Ave., Goleta). Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

HAPPY NEW YEAR!

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